

TOWN CLERK
WAKEFIELD, MA

BOARD OF APPEALS AGENDA FOR JUNE 26, 2019

7 PM AT WILLIAM J. LEE MEMORIAL TOWN HALL

FIRST FLOOR CONFERENCE ROOM,

1 LAFAYETTE STREET, WAKEFIELD, MA 01880

2019 JUN 21 AM 9:28

1) CONTINUED HEARINGS

- a) **(18-36 & 18-37) HENRY GREGORIO & JANET R. GREGORIO**, Application for Variances from the requirements of Article VI and Table 2 of the Wakefield Zoning Bylaw including, but not limited to, lot area and yard setback requirements relating to Lot 1. Application for Variances from the requirements of Article VI and Table 2 of the Wakefield Zoning Bylaw including, but not limited to, lot frontage, lot width and yard setback requirements relating to Lot 2. The petitioner desires to create two separate lots with an existing single-family dwelling on Lot 1 and a new single-family dwelling on Lot 2. The property is shown as Map 25, Lot/Parcel 010 of the Assessors Maps and is located on a portion of **7 GLENDALE AVENUE AND WILDWOOD STREET**.
- b) **(19-23) DB5 DEVELOPMENT GROUP LLC-ANTHONY BONACORSO (MANAGER)**, application for a Comprehensive Permit pursuant to M.G.L. Chapter 40B & 790 CMR 56.00 to raze existing structures and construct 3 multi-family buildings with 190 total rental units. Existing access way (Tarrant Lane) to be replaced with a parking lot way accessing surface parking, and providing emergency vehicle access. Additional parking to be located in subsurface garages. The property is shown as Map 04, Lot/Parcel(s) 073-2A2C of the Assessors Maps and is located at **TARRANT LANE**.
- c) **(19-39) GREENWOOD STATION, LLC**, application for a Comprehensive Permit pursuant to M.G.L. Chapter 40B to develop a 27 unit apartment building over a podium parking deck. The property is shown as Map 24, Lot/Parcel(s) 81 & 71A of the Assessors Maps and is located at **998-1000 MAIN STREET**.
- d) **(19-40) HARVARD MILLS, LLC & WAKEFIELD APARTMENTS, LLC**, application for a Special Permit and Site Plan Approval in conjunction therewith under Article VI, Section 190-32 and Section 190-45 of the Wakefield Zoning Bylaw to allow a mid-rise apartment/mixed-use development in the Industrial Zoning District. The property is shown as Map 12, Lot/Parcel(s) 195A, Map 12, Lot/Parcel(s) 203+, and Map 13, Lot/Parcel(s) 069 of the Assessors Maps and is located at **178 ALBION STREET, 12 FOUNDRY STREET AND 7-9 MAPLE STREET**.
- e) **(19-41) HARVARD MILLS, LLC & WAKEFIELD APARTMENTS, LLC**, application for a Special Permit under Article VI, Section 190-32.1A of the Wakefield Zoning Bylaw to allow for reductions and/or alterations in the dimensional controls for multifamily dwelling as required under Sections 190-32D and Table 2 of the Wakefield Zoning Bylaw. The property is shown as Map 12, Lot/Parcel(s) 195A of the Assessors Maps and is located at **178 ALBION STREET**.
- f) **(19-42) HARVARD MILLS, LLC & WAKEFIELD APARTMENTS, LLC**, application for a Special Permit under Article VII, Section 190-37A of the Wakefield Zoning Bylaw to allow for certain required off-street parking to be provided on another lot in common ownership as the principal use related to a mid-rise apartment/mixed-use development. The property is shown as Map 12, Lot/Parcel(s) 195A and Map 13, Lot/Parcel(s) 069 of the Assessors Maps and is located at **178 ALBION STREET AND 7-9 MAPLE STREET**.
- g) **(19-43) HARVARD MILLS, LLC**, application for a Determination and/or Finding with respect to a continuation and extension of a nonconforming use under Article IX, Section 190-50 of the Wakefield Zoning Bylaw to allow certain proposed improvements to the existing parking garage, including the dimensions of certain parking spaces and drive aisles in the parking garage. The property is shown as Map 12, Lot/Parcel(s) 203+ of the Assessors Maps and is located at **12 FOUNDRY STREET**.
- h) **(19-44) HARVARD MILLS, LLC & WAKEFIELD APARTMENTS, LLC**, application for a Determination and/or Finding with respect to a continuation and extension of a nonconforming use under Article IX, Section 190-50 of the Wakefield Zoning Bylaw to allow certain proposed improvements to the property, including certain dimensional modifications. The property is shown as Map 13, Lot/Parcel(s) 069 of the Assessors Maps and is located at **7-9 MAPLE STREET**.
- i) **19-46) RBBJM REALTY TRUST**, application for a Special Permit under Article IV, Section 190-32 of the Wakefield Zoning Bylaw to convert an existing space to a beauty salon/service establishment. The property is shown as Map 17, Lot/Parcel(s) 264-196BE of the Assessors Maps and is located at **19 NEW SALEM STREET, UNIT E**.
- j) **(19-48) 27 & 37 WATER STREET LLC & 450 MAIN STREET**, application to permit certain modifications to approved decisions/plans relating to the buildings layout, façade and/or use. The property is shown as Map 18, Lot/Parcel(s) 003 & 004 of the Assessors Maps and is located at **27 & 37 WATER STREET**.

- k) **(19-53) MICHAEL SALVO & GENA M. SALVO**, application for a Variance under Article IV, Section 190-31(C)(6) of the Wakefield Zoning Bylaw to install an in-ground swimming pool located within the side yard area. The property is shown as Map 3, Lot/Parcel(s) 171-M27 of the Assessors Maps and is located at **12 ELM CREST ROAD**.
- l) **(19-60) MICHAEL D. SUELTFUSS & MARY E. SUELTFUSS, TRUSTEES OF THE MARY E. SUELTFUSS REVOCABLE TRUST**, application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw, from the requirements of Article VI, Section 190-31H of the Wakefield Zoning Bylaw allowing an addition to a single-family dwelling to be within 50 feet of an open stream. The property is shown as Map 42, Lot/Parcel(s) 24R of the Assessors Maps and is located at **94 KENDRICK ROAD**.
- m) **(19-61, 19-62, 19-63) RAYMOND PERKS & CHERYL PERKS**, application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw, seeking a Variance from the requirements of Article VI, Table 2 of the Wakefield Zoning Bylaw, including a reduction in the side yard setback and a Variance from the requirements of Section 190-22A(f) of said Bylaw related to a proposed accessory apartment; An application for a Determination and/or Finding with respect to a continuation and extension of nonconforming uses under Article IX, Section 190-50 of the Wakefield Zoning Bylaw allowing the connection of an existing detached garage as part of the existing single-family dwelling; An application for a Special Permit under Article IV, Section 190-22A(1)(f) seeking a Special Permit to add an accessory apartment to a single-family dwelling. The property is shown as Map 34, Lot/Parcel(s) 0M5 of the Assessors Maps and is located at **18 MOREL CIRCLE**.

2) NEW HEARINGS

- a) **(19-64) THOMAS WALSH**, application for a Variance under Article VI, Section 190-31C(6) of the Wakefield Zoning Bylaw, seeking a Variance for an above ground swimming pool in the side yard. The property is shown as Map 23, Lot/Parcel(s) 084 of the Assessors Maps and is located at **114 GREENWOOD AVENUE**.
- b) **(19-65, 19-66, 19-67) NAHANT STREET DEVELOPMENT, LLC**, application for a Special Permit and Site Plan Approval under Article VI, Section 190-32 of the Wakefield Zoning Bylaw to allow a 26 unit Garden apartment building; application for a Special Permit under Article VI, Section 190-32.1 of the Wakefield Zoning Bylaw allowing reductions and/or alterations to Dimensional Controls that are required under Section 190-32D and Table 2 (Table of Dimensional Regulations). The reductions and/or alterations may include, and are not limited to, requirements relating to, lot frontage and width, front, side and rear setback, height, floor area ratio, building coverage, and open area; application for a Special Permit under Article VII, Section 190-36C of the Wakefield Zoning Bylaw to allow reductions in the requirements and/or standards for off street parking and loading. The properties are shown as **127 NAHANT STREET/PARCEL ID 19-283-S1A3; 135 NAHANT STREET/PARCEL ID 19-282-S35C; 119 NAHANT STREET/PARCEL ID 19-284-S35E+; NAHANT STREET/PARCEL ID 19-289A-149B** of the Assessors Maps.
- c) **(19-68, 19-69, 19-70) NGHI LUU**, application for a Variance under Article VI, Section 190-31H of the Wakefield Zoning Bylaw to permit a building or structure within 50 feet of the embankment of any open stream; application for a Variance under Article VI and Table 2 of the Wakefield Zoning Bylaw to allow 3 stories in a Single Residential District; application for a Variance under Article VI, Table 2 to reduce the front yard setback. The property is shown as Map 26, Lot/Parcel(s) 58B-124 of the Assessors Maps and is located at **CHERRY LANE, A/K/A 0 GREENWOOD STREET**.
- d) **(19-71) SOLIMINE REALTY TRUST**, application for a Determination and/or Finding with respect to a continuation and extension of nonconforming uses under Article IX, Section 190-50 of the Wakefield Zoning Bylaw to construct an addition to the building on the premises. The property is shown as Map 34, Lot Parcel(s) 117 of the Assessors Maps and is located at **1188 MAIN STREET**.
- e) **(19-72) BARBARA C. MORSE & HERITAGE BUILDERS, INC**, application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw to create two separate legal buildable lots with the existing single family dwelling remaining on Lot 2 and the construction of a new single family dwelling on Lot 1 from the requirements of Article VI and Table 2, including upland requirements of Section 190-31J, of the Wakefield Zoning Bylaw. The property is shown as Map 40C, Lot/Parcel(s) 07A of the Assessors Maps and is located at **51 OLD NAHANT ROAD**.
- f) **(19-73, 19-74) MICHAEL S. FESTA AND EMELINE V. FESTA**, application for a Determination and/or Finding with respect to a continuation and extension of nonconforming uses under article IX, Section 190-50 of the Wakefield Zoning Bylaw to construct an addition to an existing dwelling and a swimming pool, application for a Variance under Article X, Section 190-66 of the Wakefield Zoning Bylaw seeking a Variance from the requirements of Article VI and Table 2 and Section 190-210 to allow the construction of an addition to an existing dwelling and a

swimming pool in the side yard. The property is shown as Map 11, Lot/Parcel(s) 17 and is located at **14-16 SPAULDING STREET.**

- g) **(19-75) JENA L. HOWARD AND SCOTT HOWARD**, application for a Party aggrieved; an appeal of the inability to obtain a permit or decision from the Building Inspector, pursuant to M.G.L. Chapter 40A Section 8 and the Wakefield Zoning Bylaw Section 190-65, for a confirmation or determination of the legality of an existing three (3) family dwelling. The property is shown as Map 31, Lot/Parcel(s) 86+ of the Assessors Maps and is located at **7 WILEY PLACE.**

3) **OTHER MATTERS**

- a) **175 NORTH AVENUE – DISCUSS SIGNAGE – EDWARD JONES**

4) **CLERKS REPORT**

5) **APPROVE MINUTES OF MAY 22, 2019 AND JUNE 12, 2019**